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Chapter 19.545

Density Bonus

19.545.010 Purpose

The public good is served by the provision of housing which meets the needs of and affordable to all residents of the City.

- A. It is the purpose of this Chapter to provide incentives to developers for the production of housing affordable to lower-income households, moderate-income households and senior citizens.
- B. It is the purpose of this Chapter to implement the goals, objectives, and policies of the Housing Element of the City's General Plan.
- C. It is the purpose of this Chapter to implement Sections 65915 through 65918 of the California Government Code.
- D. Nothing in this Chapter is intended to create a mandatory duty on behalf of the City or its employees under the Government Tort Claims Act and no cause of action against the City or its employees is created by this Chapter that would not arise independently of the provisions of this Chapter.

19.545.020 Regulations for New Residential Construction

- A. The City shall grant either a density bonus and at least one additional incentive as set forth in Section 19.545.060, or in-lieu incentives of equivalent financial value, to an applicant or developer of a housing development of at least five units, who agrees to construct the following:
 - 1. A minimum of twenty percent of the total units of the housing development as restricted and affordable to low-income households as defined in Section 50079.5 of the Health and Safety Code; or
 - 2. A minimum of ten percent of the total units of the housing development as restricted and affordable to very low income households as defined in Section 50105 of the Health and Safety Code; or
 - 3. A minimum of fifty percent of the total units of the housing development as restricted to qualified (senior) residents as defined in Section 51.3 of the Civil Code; or
 - 4. A minimum of twenty percent of the total dwelling units in a condominium project as defined in subsection (f) of Section 1351 of the Civil Code, for persons and families of moderate income as defined in Section 50093 of the Health and Safety Code.
- B. Except as provided in Section 19.545.020 (C), in determining the number of density bonus dwelling units to be granted pursuant to the standards of this Chapter, the maximum allowable residential yield allowed by the applicable zone for the site shall be multiplied by 0.25. Any resulting decimal fraction shall be rounded to the next larger integer.
- C. If the development does not meet the requirements of paragraphs (1), (2) or (3) of Section 19.545.020 (A) but the applicant agrees or proposes to construct a development that meets the

requirements of paragraph (4) of Section 19.545.020 (A), a density bonus of at least ten percent shall be granted unless the applicant elects a lesser percentage. The number of density bonus units would be determined by the method established in Section 19.545.020 (B) except the multiplier would be 0.10.

- D. In determining the number of affordable dwelling units to be reserved pursuant to the standards of this Section, the maximum allowable residential yield shall be multiplied by either 0.20, 0.10, 0.50 or 0.20 for low-income households, very low-income households, qualified residents or moderate-income households, respectively, (referring to paragraphs (2), (3) and (4) of Section 19.545.020 (A) in sequence). The density bonus shall not be included when determining the number of housing units, which is equal to ten percent, twenty percent or fifty percent of the total units of the housing development. Any resulting decimal fraction shall be rounded to the next larger integer.
- E. In cases where a density increase of less than twenty-five percent is requested no reduction will be allowed in the number of target dwelling units required.
- F. In cases where the developer agrees to construct both twenty percent of the total units for low income households and ten percent of the total units for very low income households, the developer is entitled to only one density bonus and at least one additional incentive.
- G. A density bonus housing agreement shall be made a condition of the discretionary permits (e.g., tentative maps, planned residential developments, etc.) for all housing developments that request a density bonus and additional incentives or in-lieu incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development which are designated for the location of target dwelling units.
- H. Any project for which a density bonus is granted under this Chapter is not eligible for an additional density bonus under Chapter 19.780 (Planned Residential Development Permit).

19.545.030 Regulations for Condominium Conversions

- A. The City shall grant either a density bonus or in-lieu incentives of equivalent financial value, as set forth in Section 19.545.060, to an applicant or developer proposing to convert apartments to condominiums, and who agrees to provide the following:
 - 1. A minimum of thirty-three percent of the total units of the housing development as restricted and affordable to low-income or moderate-income households; or
 - 2. A minimum of fifteen percent of the total units of the housing development as restricted and affordable to lower-income households.
- B. An applicant/developer proposing to convert apartments to condominiums shall be ineligible for a density bonus or in-lieu incentives under this Section if the apartments proposed for conversion constitute a housing development for which a density bonus or in-lieu incentives were previously provided under this Chapter.
- C. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this Chapter, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by 0.25. Any resulting decimal fraction shall be rounded to the next larger integer.

- D. In determining the number of target dwelling units to be reserved pursuant to the standards of this Section, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by either 0.33 or 0.15, for low or moderate-income households or lower-income households, respectively. The density bonus shall not be included when determining the number of housing units, which is equal to thirty-three percent or fifteen percent of the total units of the housing development. Any resulting decimal fraction shall be rounded to the next larger integer.
- E. In cases where a density increase of less than twenty-five percent is requested, no reduction will be allowed in the number of target dwelling units required.
- F. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, planned unit developments, condominium conversion permits, etc.) for all condominium conversion proposals that request a density bonus or in-lieu incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development which are designated for the location of target dwelling units.
- G. Nothing in this Chapter shall be construed to require the City to approve a proposal to convert apartments to condominiums.

19.545.040 Affordable Housing Agreement

- A. Applicants requesting a density bonus and/or additional incentive, shall agree to enter into an Affordable Housing Agreement with the City. The terms of the draft agreement shall be reviewed and revised as appropriate by the Planning Director, who shall formulate a recommendation to the City Council for final approval.
- B. An applicant shall agree to continued affordability of all low- income, very low- income and senior citizen housing developments with density bonus units for at least thirty (30) years. An applicant shall agree to continued affordability of the moderate- income units that are directly related to the receipt of the density bonus for at least ten (10) years if the housing is in a condominium project.
- C. The Affordable Housing Agreement shall include at least the following:
 - 1. The total number of units approved for the Housing Development, including the number of affordable units.
 - 2. A description of the household income group to be accommodated by the Housing Development and the standards for determining the corresponding affordable rent or affordable sales price and housings cost.
 - 3. The location, unit sizes (square feet), and number of bedrooms of the affordable units.
 - 4. Tenure of use restrictions for affordable units of at least ten (10) or thirty (30) years.
 - 5. A schedule for completion and occupancy of the affordable units.
 - 6. A description of the development incentive(s) or equivalent financial incentives being provided by the City.
 - 7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement).

8. A recorded covenant for the affordable housing project shall be drafted to provide for liquidated damages to be paid to the City should a breach of the terms of the agreement occur. The amount of the liquidated damages shall be determined by the City of Riverside.
9. Other provisions to ensure implementation and compliance with this Chapter.
 - a. In the case of for-sale housing developments, the Affordable Housing Agreement shall provide for the following conditions governing the initial sale and use of affordable units during the applicable use restriction period:
 - i. Affordable units shall, upon initial sale, be sold to eligible very-low or low-income households at an affordable sales price and housing cost, or to qualified residents.
 - ii. Affordable units shall be initially owner-occupied by eligible very-low or low-income households, or by qualified residents.
 - iii. The initial purchaser of each affordable unit shall execute an instrument or agreement approved by the City restricting the sale of the affordable unit in accordance with this Ordinance during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the affordable unit and shall contain such provisions as the City may require to ensure continued compliance with this Ordinance and the State Density Bonus Law. An applicant shall also comply with any adopted monitoring policies and procedures.
 - b. In the case of rental housing development, the Affordable Housing Agreement shall provide for the following conditions governing the use of affordable units during the use restriction period:
 - i. The rules and procedures for qualifying tenants, establishing affordable rent, filing vacancies, and maintaining affordable units for qualified tenants;
 - ii. Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter;
 - iii. Provisions requiring the property owner to submit an annual report to the City, which includes the name, address, and income of each person occupying affordable units, and which identifies the bedroom size and monthly rent or cost of each affordable unit.

19.545.050 Equivalent In-lieu Incentives and Additional Incentives

- A. Additional incentives or in-lieu incentives may include, but are not limited to, the following:
 1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required;

2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 3. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions;
 4. Direct financial aid including, but not limited to redevelopment set-aside funding, community development block grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.
- B. The value of each incentive will vary from project to project, therefore, additional incentives or in-lieu incentives shall be determined on a case-by-case basis.
- C. Development Standard means any ordinance, general plan element, specific plan, charter amendment or other local condition, law policy, resolution or regulation.
- D. Consistent with Government Code Section 65915 (j), the granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.
- E. The applicant for a project meeting the requirements of Section 19.545.020 (A) may submit a proposal as part of an application for discretionary permits for specific incentive(s) or concession(s) and the City shall grant the requested incentive(s) or concession(s) unless the City make a written finding, based on substantial evidence, of either of the following:
1. The incentive or concession is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for targeted units as specified in Section 65915 (c) of the State Government Code.
 2. The incentive or concession would have a specific adverse impact as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.

19.545.070 Procedures for Waiving or Modifying Development Standards for Density Bonus Developments

In granting a density bonus, the Appropriate Approving Authority may waive development standards related to lot size, building height and interior side yard setbacks, except when adjacent to an existing single family residence, number and type of parking spaces and private and common space. (See Gov. Code 65915 (d)(2)).

19.545.080 Eligibility Requirements

Only households meeting the standards for lower-income households (low and very low), moderate-income households, and qualified (senior) residents as defined in Section 19.545.020 (A) shall be eligible to occupy target dwelling units.

19.545.090 Management and Monitoring of Affordable Rental Units

Rental target dwelling units shall be managed/operated by the developer or his or her agent. Each developer of rental target dwelling units shall submit an annual report to the City identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant.

19.545.100 Density Bonus for Childcare Facilities

- A. When an applicant proposes to construct a housing development that conforms to the requirements of this Chapter and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant either of the following:
 - 1. An additional density bonus that is an amount of square feet of residential space that is equal to the amount of square feet in the childcare facility; or
 - 2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.
- B. The City shall require as a condition of approving the childcare facility that the following occur:
 - 1. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
 - 2. Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.
- C. Notwithstanding any requirement of this subdivision, the City shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.
- D. "Childcare facility," as used in this Section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended daycare facilities, and school age child care centers.

Chapter 19.550

Fences, Walls, and Landscape Materials**19.550.010 Purpose**

This Chapter sets forth standards for the construction and maintenance of fences, walls, and landscape materials to ensure that such features are aesthetically pleasing and can provide for privacy and safety without obstructing views, and without creating a public safety hazard or nuisance.

19.550.020 Prohibited Materials

Fences or walls containing razor wire, barbed wire or electrified wire shall be prohibited unless a variance is granted pursuant to Chapter 19.720 (Variance).

19.550.030 Height and Location Provisions

Fences, walls, and hedges shall be allowed in conformance with the following provisions:

Front Yards

- A. In the RA-5, RC, RR and RE Zones, any fence or wall in the required front yard setback may be up to 6 feet in height, provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
- B. In all other zones, front yard fences or walls shall not exceed 4 feet in height provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
- C. The height of fences or walls in front yard areas shall be measured inclusive of retaining wall portion.

Side and Rear yards

- D. A fence or wall along a side or rear property line may be up to 6 feet in height provided it does not extend into a front yard. Higher fences or walls in commercial or industrial zones may be required by other provisions of the Zoning Code.
- E. In side and rear yard areas, the height of fences or walls may be increased in height by up to a maximum of 4 feet by retaining wall portions.
- F. The fencing around tennis courts along rear and interior side yards shall not exceed twelve (12) feet in height and must be partially open above 6 feet in height subject to approval of the Zoning Administrator.

All Yards

- G. All height restrictions applying to fences and wall shall apply equally to hedges planted within required yards forming a barrier serving the same visual purpose as a fence or wall.
- H. Notwithstanding C and E above, any minimum required height of walls established by the Zoning Code for screening or safety purposes shall be measured from the highest grade, not including retaining wall portion.

Exceptions

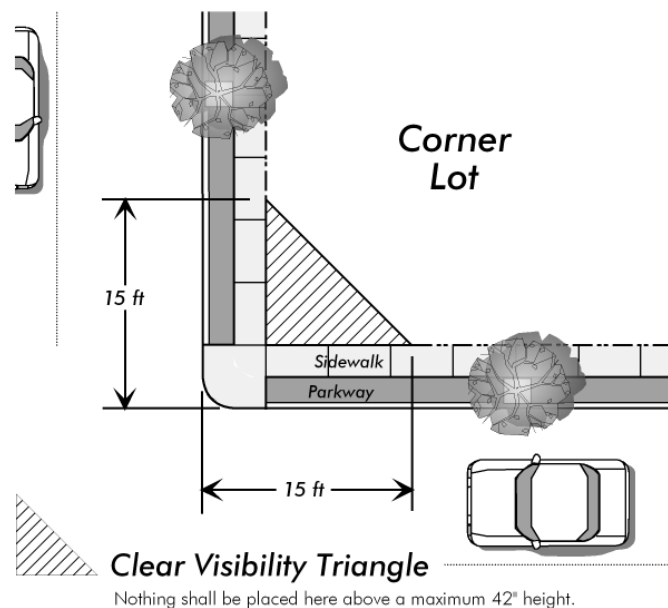
- I. Fences or walls around a public utility building or structure may exceed the provisions of this Section as needed for security or public safety, subject to approval of the Zoning Administrator.
- J. Outdoor storage shall be subject to the location and design regulations of Chapter 19.470 (Outdoor Storage).

19.550.040 Fences, Walls and Hedges Not in Compliance

Any fence, wall or hedge that does not comply with this Chapter is not permitted unless a variance is granted pursuant to Chapter 19.720 (Variance).

19.550.050 Sight Clearance Requirements

To safeguard against vehicle, bicycle, and pedestrian collisions caused by visual obstructions at street intersections, a clear cross-visibility area shall be maintained at the intersection of the public rights-of-way, unobstructed by any fence or wall taller than 3 feet above the street grade. At any corner formed by the intersection of 2 streets, the required clear cross-visibility area shall be a triangle with 2 street sides 15 feet long extending along the curb line of each street.



**Figure 19.550.050
Sight Clearance Requirements**

19.550.060 New Residential Construction

For any new construction of a single-family residence, any wall along a street rear yard, street side yard or front yard between the house and the side yard shall be constructed with a decorative masonry material subject to Zoning Administrator approval. Other type fencing is not permitted in these areas. This provision does not apply to interior rear or interior side yard fences and walls.

Chapter 19.560

Building Height Measurement

19.560.010 Purpose

This Chapter establishes the method for measuring the height of structures in compliance with the height limits set forth in the Zoning Code, and specifies exceptions to height limits.

19.560.020 Height Measurement

- A. Except as noted in 19.560.020-B, structure height shall be measured as the vertical distance between the building pad elevation or finished grade and the highest point of the subject building or structure. The highest point shall be the coping of a flat roof, deck line of a mansard roof, or peak of the highest gable of a pitch or hip roof, exclusive of vents, air conditioners, chimneys, and similar objects.

GRAPHIC

- B. For sloped lots having a building with a stepped foundation or split levels, the height shall be measured as the vertical distance from the mid point of a line between the highest and lowest points of the building pads or foundation and the top-most point of the roof.

GRAPHIC

19.560.030 Exceptions to Height Limits

The following exceptions to height limits are allowed, provided compliance is achieved with all other applicable requirements and development standards of the Zoning Code.

- A. Uninhabited architectural design features such as towers, spires, steeples, domes, and cupolas may exceed the specified height limit by a maximum of 10%, subject to approval by the appropriate Approving Authority.
- B. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building and fire or parapet walls, chimneys, smokestacks, wireless masts or similar structures, but excluding wireless communications equipment, may be erected above the height limits prescribed in the Zoning Code; provided, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances, but no roof structure or any space above the height limit shall be

allowed for the purpose of providing additional floor space, subject to approval by the appropriate Approving Authority.

Chapter 19.570

Water Efficient Landscaping and Irrigation**19.570.010 Purpose**

- A. This Chapter establishes minimum landscape standards for all uses for the purpose of enhancing the appearance of developments, reducing heat and glare, controlling soil erosion, conserving water, providing recreation areas, cleaning the air and water, offering fire protection, replacing ecosystems displaced by development, establishing a buffer and/or screen between residential and non-residential land uses, and ensuring the ongoing maintenance of landscape areas.
- B. This Chapter also implements the California Water Conservation in Landscaping Act (Government Code Article 10.8) by establishing a structure for designing, installing and maintaining water efficient landscapes.
- C. This Chapter promotes the use of recycled water for landscaping.
- D. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible.
- E. Establish a structure for designing, installing and maintaining water efficient landscapes.

19.570.020 Applicability

- A. Owners and/or occupants of properties fronting on, or adjacent to, any portion of a street shall landscape, irrigate and maintain required yards adjacent to the street and comply with the provisions of subsection (B) of this Section 6.14.020 as well as Chapter 13.06 for any landscaping along said street or within the street right-of-way adjacent to their property fronting on, or adjacent to, any portion of the street.
- B. Any Development that is subject to Design Review (Chapter 19.710) shall also comply with Sections 19.570.040 through 19.570.060 and 19.570.070 (B), if applicable.

19.570.030 General Landscaping Standards

These standards shall apply to all lots within the City.

- A. Any landscaping required by this Chapter shall be installed, permanently irrigated and maintained in a healthy and thriving condition
- B. Trees may be planted in any required yard areas.
- C. To safeguard against vehicle, bicycle, and pedestrian collisions caused by visual obstructions at street intersections, a clear cross-visibility area shall be maintained at the intersection of all public rights-of-way pursuant to 19.550.050.
- D. Landscaping and vegetation throughout the City shall be maintained pursuant to Chapters 6.14 and 13.06 of the Municipal Code.

- E. Landscape planting shall emphasize drought-tolerant and native species, complement the architectural design of structures on the site, and be suitable for the soil and climatic conditions of the site.
- F. All front and visible side yards shall be landscaped consistent with the provisions of this Chapter.

19.570.040 Provisions for the Review and Certification of Landscaping and Irrigation

A. Applicability

- 1. Except as provided in subsection B, this Section shall apply to:
 - a. All installations of new landscaping and irrigation for public projects and private development projects that require review and approval by the Zoning Administrator;
 - b. Developer-installed landscaping and irrigation in multifamily projects that require review and approval by the Zoning Administrator.
- 2. Projects subject to this Chapter shall conform to the provisions of this Section and shall be subject to the review and approval of the Zoning Administrator in accordance with Chapter 19.710 (Design Review).

B. Exceptions

- 1. This Chapter shall not apply to:
 - a. Landscaping and irrigation of single-family dwellings and duplexes;
 - b. Cemeteries;
 - c. Designated historical sites which are subject to review and approval of the Cultural Heritage Board;
 - d. Ecological restoration projects that do not require a permanent irrigation system;
 - e. Mined-land reclamation projects that do not require a permanent irrigation system;
 - f. Public parks.

C. Landscaping Submittal Package

- 1. An application shall be submitted to the Planning and Building Department for review and approval by the Zoning Administrator. No certificate of occupancy or other final City approval shall be issued until the City reviews and approves the landscape plans and the landscaping and irrigation are installed in accordance with approved plans.
- 2. A copy of the approved landscape plans and conditions of approval shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager.
- 3. Applications submitted to the Planning and Building Department requesting landscaping review shall include the following information:

Water Conservation Concept Statement:

- a. The Water Conservation Concept Statement is a cover sheet that shall serve as a checklist to verify that the elements of the Landscape Documentation Package have been completed and as a narrative summary of the project.
- b. Forms for the Water Conservation Concept Statement shall be available at the Planning Department.

Calculation of the Annual Water Budget:

- c. The annual water budget is determined by the following formula:

$$AWB = \frac{(56.65) (0.8) (TLA)}{1200}$$

1200

where:

AWB = Annual water budget in billing units per year (one billing unit = 100 cubic feet = 748 gallons).

56.65 = Reference evapotranspiration in inches of water per year.

0.8 = Allowable percentage.

TLA = Total landscaped area per water meter in square feet.

1200 = Conversion factor to produce a formula total in billing units. (To convert the answer to gallons, multiply the formula by 748).

- d. Portions of landscaped areas in public and private projects such as parks, playgrounds, sports fields, golf courses, driving ranges, or school yards where turf serves recreational purposes may require a supply of water in addition to the Estimated Annual Water Budget. A statement shall be included with the Landscape Design Plan, designating those areas to be used for such purposes and specifying any needed amount of additional water above the Annual Water Budget.

Estimated Annual Water Use:

- e. A calculation of the estimated annual water use shall be submitted with the landscape documentation package. The estimated annual water use shall be calculated using the following formula:

$$EAWU = (56.65) (KC) (HA) (DE) (AE) (1200)$$

where:

EAWU = Estimated annual water use in billing units per year (one billing unit = 100 cubic feet = 748 gallons).

56.65 = Reference evapotranspiration in inches of water per year.

KC = Crop coefficient (for a specific plant from the Water Needs of Plants list on file in the Planning and Building Department).

- HA = Hydrozone area in square feet.
- DE = Distribution efficiency of the irrigation system expressed as a decimal as listed in Section 19.76.020 of this Chapter.
- AE = Application efficiency of the irrigation system expressed as a decimal as listed in the 19.76.020 of this Chapter.
- 1200 = Conversion factor to produce a formula total in billing units. (To convert the answer to gallons, multiply the formula by 748).

- f. If the Estimated Annual Water Use is greater than the Estimated Annual Water Budget, the Zoning Administrator may require revisions to the landscaping or irrigation specifications or design to achieve greater water efficiency.

Landscape Design Plan: With the exception of projects having a net size of one-half acre or less, all plans required to be submitted under the provisions of this Chapter shall be wet stamped and signed by a landscape architect licensed to practice in the State of California.

- g. Plant Selection and Grouping:

- (1) Any plants may be used in the landscape; however, if the estimated annual water use exceeds the annual water budget, the Zoning Administrator may require revisions to the landscape and/or irrigation plans to achieve greater water efficiency.
- (2) Plants having similar water use shall be grouped together in distinct hydrozones.
- (3) Plants shall be selected appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this Chapter.
- (4) Fire prevention needs shall be addressed in areas that are fire prone. Information about fire prone areas and appropriate landscaping for fire safety is available from the Riverside Fire Department or the California Department of Forestry.
- (5) A mulch of at least two inches shall be applied to all new planting areas except turf as appropriate. Slopes exceeding 4:1 shall receive jute netting or another appropriate means of slope stabilization and water retention.

- h. Water Features:

- (1) Decorative water features shall be designed to re-circulate the water and avoid unnecessary flows to waste.
- (2) Pool and spa covers are encouraged.

- i. Landscape Design Plan Specifications. The landscape design plan shall be drawn on project base sheets at a scale that accurately and clearly identifies:

- (1) Designation of hydrozones.

- (2) Landscape materials, trees, shrubs, ground cover, turf, and other vegetation. Planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing, and quantities of each group of plants indicated.
- (3) Property line, compass directions and street names.
- (4) Streets, driveways, walkways, and other paved areas.
- (5) Pools, ponds, water features, fences, and retaining walls.
- (6) Existing and proposed buildings and structures including elevations if applicable.
- (7) Natural features including but not limited to rock outcroppings, existing trees, shrubs proposed to remain and those proposed to be removed.
- (8) Tree staking, plant installation, soil preparation details, and any other applicable planting and installation details.
- (9) Calculation of the total landscaped area in square feet.
- (10) Designation of recreational areas.

Irrigation Design Plan: An irrigation design plan meeting the following conditions shall be submitted as part of the landscape application.

j. Irrigation Design Criteria:

- (1) Run-off and overspray.

Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to minimize run-off, low-head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. Proper irrigation equipment and schedules, including features such as repeat cycles, shall be used to closely match application rates to infiltration rates, thereby minimizing run-off.

Special attention shall be given to minimize run-off on slopes and to minimize overspray in planting areas with a width less than ten feet, and in median strips.

No overhead sprinkler irrigation systems shall be installed in median strips less than ten feet wide.

- (2) Equipment

Water meters. Separate developer installed landscape water submeters are recommended for all projects except for single-family homes or any project with a landscaped area of less than five thousand square feet.

- (3) Controllers.

Automatic control systems shall be required for all irrigation systems and must be able to accommodate all aspects of the design.

(4) Valves.

Plants which require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Anti-drain (check) valves shall be installed in strategic points to minimize or prevent low-head drainage.

(5) Sprinkler heads.

Heads and emitters shall have consistent application rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.

(6) Soil Moisture Sensing Devices.

Soil moisture sensing devices shall be considered where appropriate.

k. Recycled Water:

(1) The installation of recycled water irrigation systems (dual distribution systems) may be required by the Zoning Administrator to allow for the current and future use of recycled water.

(2) The recycled water irrigation systems shall be designed and operated in accordance with all local and State codes.

l. Irrigation Design Plan Specifications:

Irrigation systems shall be designed to be consistent with hydrozones. The irrigation design plan shall be drawn on project base sheets. It shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan described in subdivision 4 of this subsection. The irrigation design plan shall accurately and clearly identify:

(1) Location and size of water meters for the landscape.

(2) Location, type, and size of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, backflow prevention devices and all other information required by the Zoning Administrator.

(3) Static water pressure at the point of connection to the public water supply.

(4) Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station.

(5) Recycled water irrigation systems as specified in subsection (C)(5)(b).

Irrigation Schedules: Irrigation schedules satisfying the following conditions shall be submitted as part of the landscape documentation package.

- m. An annual irrigation program with monthly irrigation schedules shall be required for the plant establishment period, for the established landscape, and for any temporarily irrigated areas.
- n. The irrigation schedule shall:
 - (1) Include run time (in minutes per cycle), suggested number of cycles per day, and frequency of irrigation for each station; and
 - (2) Provide the amount of applied water (in hundred cubic feet, gallons, or in whatever billing units the local water supplier uses) recommended on a monthly and annual basis.
- p. The total amount of water for the project shall include water designated in the estimated annual water use calculation plus water needed for any water features, which shall be considered as a high water using hydrozone.
- q. Recreational areas designated in the landscape design plan shall be highlighted and the irrigation schedule shall indicate the amount of water needed above the annual water budget because of high plant factors (but not due to irrigation inefficiency).
- r. Whenever possible, irrigation scheduling shall incorporate the use of evapotranspiration data such as those from the California Irrigation Management Information System (CIMIS) weather stations to apply the appropriate levels of water for different climates.
- s. Whenever possible, landscape irrigation shall be scheduled to avoid irrigating during times of high wind or high temperature.

Landscape Irrigation Audit Schedules (Optional):

- s. Irrigation audits shall be in accordance with the State of California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook (June 1990) version 5.5 (formerly Master Auditor Training).
- t. A landscape irrigation audit shall be conducted by a certified landscape irrigation auditor at the completion of irrigation installation and prior to release of occupancy.
- u. For all non-City-owned projects subject to this Chapter, the Public Utilities Department shall make available information regarding the benefits of regularly scheduled water audits.
- v. For all City-owned projects subject to this Chapter, landscape irrigation audits shall be conducted every five years following completion of landscaping and irrigation. Deficiencies determined as a result of these audits shall be addressed through the budget and capital improvement process.

Grading Design Plan: Grading design plans satisfying the following conditions shall be submitted as part of the landscape documentation package:

- w. A grading design plan shall be drawn on project base sheets. It should be separate from but use the same format as the landscape design plan. If the

irrigation design is drawn on the grading plan, all irrigation components and information must be clearly legible.

- x. The grading design plan shall indicate finished configurations and elevations of the landscaped area, including the height of graded slopes, drainage patterns, pad elevations, landscape mounding and finish grade.

Soil Analysis (Optional):

- y. It is recommended that a soils analysis satisfying the following conditions be submitted as part of the landscape application.
 - (1) Determination of soil texture, indicating the percentage of organic matter.
 - (2) An approximate soil infiltration rate (either measured or derived from soil texture/infiltration rate tables.) A range of infiltration rates shall be noted where appropriate.
 - (3) Measure of pH, and total soluble salts.
- z. A mulch of at least three inches shall be applied to all planting areas except turf.

19.570.050 Certificate of Substantial Completion

- A. After completing the installation of the landscaping and irrigation system, an audit shall be conducted by a certified landscape irrigation auditor prior to the final field observation.
- B. The landscape architect, certified irrigation designer, or other designer responsible for the landscape and/or irrigation design shall conduct a final field observation and shall provide a Certificate of Substantial Completion to the Planning and Building Department. The certificate shall specifically indicate that plants were installed as specified, that the irrigation system was installed as designed, and that an irrigation audit has been performed, along with a list of any observed deficiencies.
- C. The Certificate of Substantial Completion shall be on a standard form provided by the Planning and Building Department, and delivered to the Planning and Building Department and owner of property.
 - 1. No occupancy permit shall be issued until the Certificate of Substantial Completion is received and approved, and a final inspection is completed by the Planning and Building Department.
 - 2. All landscaping shall be maintained in a healthy, growing condition, free of weeds and appropriately trimmed, and all irrigation shall be maintained in a fully operational condition as approved by the Zoning Administrator.

19.570.060 Efficient Water Use Educational Program

A. Publications

- 1. The Public Utilities Department will make available to the public, information regarding the design, installation, and maintenance of water efficient landscapes.

2. Information about the efficient use of landscape water shall be provided to water users throughout the community by the Public Utilities Department.

B. Model Homes

In each project consisting of eight or more homes, at least one model home that is landscaped shall demonstrate via installed landscaping and irrigation, the principles of water efficient landscaping and irrigation described in this Chapter.

1. The water efficient landscaped and irrigated model home site shall be identified as such by signs posted which identify such water efficient elements as hydrozones, irrigation equipment and others which contribute to the overall water efficient theme.
2. The developer shall provide information at the model home site about designing, installing, and maintaining water efficient landscaping and irrigation.

Chapter 19.580

Parking and Loading**19.580.010 Purpose**

This Chapter establishes regulations to:

- A. Regulate off-street parking and loading to minimize traffic congestion and hazards to motorists, bicyclists and pedestrians.
- B. Allow flexibility in addressing vehicle parking, loading and access issues.
- C. Provide for off-street parking in proportion to the needs generated by different land uses.
- D. Ensure access to projects by emergency response vehicles.
- E. Ensure that parking areas are designed and operate in a compatible manner with surrounding land uses.
- F. Ensure that off-street parking, loading, and access demands associated with new development will be met without adversely affecting other nearby land uses and surrounding neighborhoods.

19.580.020 Applicability

- A. These off-street parking provisions shall apply to existing and new developments. Specifically for all buildings or structures erected and all uses of land established within the City of Riverside, parking facilities shall be provided as required by this Section.
- B. The off-street parking development standards shall also apply to all off-street parking facilities provided in the City but not required by this Title.

19.580.030 Exemptions

- A. The following parking lot improvements shall be considered minor in nature in that the number or configuration of parking stalls is not altered, and shall be exempt from permit requirements:
 - 1. repair of any defects in the surface of the parking area, including holes and cracks;
 - 2. resurfacing, slurry coating, and restriping of a parking area with identical delineation of parking spaces; and
 - 3. repair or replacement of damaged planters and curbs in the same location and replacement of damaged landscaping as originally approved by the City.

19.580.040 Permit Requirements

- A. No building permit shall be issued for any building or structure or use requiring off-street parking until plans and specifications clearly indicating the proposed development, including location, size, shape, design, curb cuts, lighting, landscaping and other features and appurtenances of the

proposed parking area are approved by the Planning and Building Department and the Public Works Department. A plot plan is required to be submitted with any permit application that involves the provision of new parking spaces or the redesign of existing parking facilities. The plot plan shall contain sufficient information and be at a scale as required by the Planning and Building Department.

- B. No building shall be occupied and no final inspection shall be given by the Planning and Building Department until off-street parking is provided in accordance with the provisions of this Chapter.

19.580.050 Basic Limitations for Off-Street Parking

- A. Except as otherwise permitted herein, all required off-street parking spaces shall be independently accessible from a street at all times.
- B. No compact parking spaces shall be permitted unless approved by variance pursuant to Chapter 19.720. However, any compact parking spaces approved and constructed prior to the effective date of this regulation shall be allowed to continue.
- C. On-street-parking within public or private streets, driveways or drives shall not be used to satisfy the off-street parking requirements.
- D. Parking a vehicle on any portion of a lot, other than paved areas permitted by Section 19.580.070, is prohibited.
- E. Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, any pedestrian access-way or fire safety equipment. Such access shall be a clear minimum width required by State law, no part of which shall be within a parking space.
- F. Parking facilities shall be used for vehicle parking only. No sales, storage, repair work, dismantling, or servicing of any kind shall be permitted without necessary permits for such use.
- G. Living or sleeping in any vehicle, trailer, or vessel is prohibited when parked or stored on private property.
- H. Any vehicle, trailer, or vessel, including a recreational vehicle, which is inoperable and/or without current registration shall be stored entirely within an enclosed structure and shall not be parked or stored in any yard on residential property, except as may be provided by State law. Boats and other non- motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- I. Except as may be otherwise provided by this Title, landscape front and street side yard setbacks shall not be used for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives to access off-street spaces are permitted.

19.580.060 Parking Requirements

A. Minimum Parking Requirements

The number of off-street parking spaces required by Table 19.580.060 (Off-Street Parking Requirements) shall be considered the minimum necessary for each use, unless off-street parking reductions are permitted pursuant to provisions herein. In conjunction with a conditional use, site plan review or planned residential development permit, the designated Approving Authority may increase these parking requirements if it is determined that they are inadequate for a specific project.

B. Uses Not Listed

The number of parking spaces required for uses not specifically listed in Table 19.580.060 (Required Spaces) shall be determined by the Zoning Administrator based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of this Title and shall be decided and recorded as such pursuant to Chapter 19.060 (Interpretation of Code).

C. Mixed Use Complexes and Parking Credits

In the case of shared parking facilities within a complex, the development shall provide the sum of parking spaces required for each separate use. However, if there are multiple uses in a complex with different operating characteristics, such as daytime office and nighttime commercial entertainment oriented uses, the Zoning Administrator may grant a Mixed Use Parking Credit to reduce the total number of required spaces by up to a maximum of 15 percent of the total required spaces. Another factor in favor of granting a credit is proximity to a transit stop. The following requirements apply to granting of a mixed use parking credit:

1. The applicant shall provide a parking analysis specifying the proposed mix of uses and the operating characteristics of each type use; including hours of operation and individual parking requirements. The analysis shall provide adequate justification for granting the credit.
2. A covenant shall be recorded on the property limiting the mix of uses to those identified in the original parking analysis, including a mix with similar operating characteristics.

D. Required Spaces

Table 19.580.060 (Required Spaces) below sets forth minimum off-street parking requirements for number of spaces. Except as otherwise specifically stated, the following rules apply to this table.

1. "Square feet" (sq. ft.) means "gross square feet" and refers to total building gross floor area unless otherwise specified, not including areas used for off-street parking or loading spaces.
2. Where parking spaces are required based on a per-employee ratio, this shall mean the total number of employees on the largest working shift.
3. Where the number of seats is listed to determine required parking, seats shall be construed to be fixed seats. Where fixed seats provided are either benches or bleachers, each 24 linear inches of the bench or bleacher shall be considered a seat.
4. When the calculation of the required number of off-street parking spaces results in a fraction of a space, the total number of spaces shall be rounded up to the nearest whole number.
5. In addition to the requirements in Table 19.580.060 (Required Spaces), spaces shall be provided for trucks and other vehicles used in the business, of a number and size adequate to accommodate the maximum number of types of trucks and/or vehicles to be parked on the site at any one time.
6. Where maximum distance is specified from the lot, the distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building or area that such facility is required to serve.

7. Unless otherwise stated, the required parking shall be located on the same lot or within the same complex as the use.

**Table 19.580.060
Required Spaces**

Use	Number of Spaces Required
A	
Ambulance Service with Vehicle Storage	1 space/ambulance plus 1 space/250 square feet of office area
Animal Keeping:	
a. Kennel (Dogs and Cats)	a. 1 space/250 square feet of floor area
b. Horse Stable - Commercial	b. 1 space/employee plus 1 space/5stalls
Appliance sales or repair (household)	1 space/500 square feet of floor area ⁽¹³⁾
Assemblies of People – Entertainment and Non Entertainment (Includes places of worship, fraternal service organizations, indoor theater, stadiums, auditoriums, auction houses, community centers, clubs or meeting halls)	1 space/4 fixed seats or 1 space/30 square feet of floor area in the main assembly area for non-fixed seats. ⁽¹³⁾
Arcades and Internet Cyber Cafes	1 space/250 square feet of floor area ⁽¹³⁾
Assisted Living (7 or more residents)	0.5 spaces/bed
B	
Banks and Financial Service	1 space/180 square feet ⁽¹³⁾
a. Automated teller situated as part of a bank or financial institution, located indoor or outdoor	a. No spaces required.
b. Automated teller separate from a bank or financial institution, located outdoor	b. 2 spaces for the first teller station and 1 space per each additional teller station, all located on the same lot or within 100 feet of the teller station. ⁽¹¹⁾
c. Drive through automated teller or indoor automated teller associated with a retail use.	c. No spaces required.
Bars, Night Clubs, Saloons, Cocktail, Lounges and Taverns	1 space/100 square feet of floor area ⁽¹²⁾
Bed and Breakfast Inn	1 space/ guest room
Boardinghouse	1 space/ guest room ⁽¹²⁾
Bus Terminal	(5)
Business Support Services (Including graphic reproduction, computer services, etc.)	1 space/250 square feet of floor area ⁽¹³⁾
C	
Caretaker Living Quarters	1 space/dwelling unit
Catering Establishment	1 space/employee plus 1 space/500 square feet of floor area ⁽¹³⁾
Cemeteries, Mortuaries, Funeral Chapels, and ancillary uses	
a. With indoor facilities	a. See “Assemblies of People” for parking requirements
b. Outdoor only	b. (5)

**Table 19.580.060
Required Spaces**

Use	Number of Spaces Required
Commercial Storage (miniwarehouse, self-storage facilities)	1 space/ 250 square feet of office area plus 1 space for a resident manager or caretaker ⁽¹⁰⁾
Contractor's Storage Yard	The greater of: 1 space/4,000 square feet net lot area or 1 space/250 square feet of office space or 1 space/500 square feet of enclosed storage
D	
Day Care Facilities (more than six people): a. Children (day care centers, preschools, infant centers) b. Adult (not in a group home)	1 space/employee plus 1 space/facility vehicle plus 1 space/10 persons at facility capacity ⁽¹⁰⁾
Drug Store/Pharmacy	1 space/250 square feet of floor area ⁽¹³⁾
Dwelling: a. Single-family dwelling (except in the RC Zone) b. Single-family dwelling in the RC Zone c. Multiple-family dwelling	a. 1 space within a private garage or carport/dwelling unit b. 2 spaces within a private garage or carport/ dwelling unit c. 1.5 spaces/ dwelling unit with 1 bedroom plus 2 spaces/ dwelling unit with 2 or more bedrooms ¹
E	
Equipment Sales/ Construction: a. Small - Rental and Repair b. Large – Rental and Repair	a. 1 space/500 square feet of office or retail area b. 1 space/500 square feet of office area and 2 spaces/ repair bay, in addition to the service bays
F	
Family Day Care Homes: a. Small Family Day Care Home b. Large Family Day Care Home	a. No requirement beyond standard single-family use b. 1 space for the single-family dwelling plus 1 space/employee not residing in the home and a drop-off/ pick-up space ⁴
Farmers Market - Certified	(5)
Food and Beverage Sales	See "Retail Sales" for parking requirements
Furniture Stores	1 space/500 square feet of floor area ⁽¹³⁾
G	
Group Housing: a. 6 or fewer residents b. more than 6 residents	a. 1 enclosed space/dwelling unit b. (5)
H	
Heliport	10 spaces plus 1 space/2 seats on largest helicopter accommodated on the site ⁽¹³⁾
Helistop	5 spaces ⁽¹³⁾
Home Improvement Sales and Service a. With outdoor storage/display area	1 space/250 square feet a. 1 space/1000 square feet storage/outdoor display area
Home Improvement Boutique/Showroom and Related Installation Facilities	1 space/500 square feet of floor area
Hotel	1 space/guest room ⁽¹⁰⁾
L	
Laundry, Commercial	1 space/350 square feet of floor area

**Table 19.580.060
Required Spaces**

Use	Number of Spaces Required
Lumber Yard and Building Materials – With or Without Outdoor Storage	1 space/350 square feet of office area plus 1 space/1000 square feet storage/outdoor display area
M	
Manufacturing (industrial zones) ³	1 space/350 square feet of floor area ⁽¹³⁾
Medical Services: a. Hospital b. Medical/Dental Office c. Laboratory, Research/Development d. Emergency Medical Service -urgent care e. Optometrist office	a. 1 space/bed ⁽¹²⁾ b. 1 space/180 square feet of floor area ⁽¹³⁾ c. 1 space/250 square feet of floor area d. 1 space/180 square feet of floor area e. 1 space/250 sq ft. of floor area (minimum of 5 spaces) ⁽¹³⁾
Mobile Home Park	1 space/mobile home site plus 1 off-street guest space/5 mobile home sites
Model Homes	2 spaces/model home
Motel	1 space/sleeping or living unit ⁽¹⁰⁾
O	
Offices - Business and Professional	1 space/250 square feet of office area ⁽¹³⁾
Offices - Public or Private Utility Office with Payment Center	1 space /180 square feet of office area ⁽¹³⁾
Outdoor sales , display or storage	5 spaces plus 1 space/250 square feet of office area
P	
Plant Nursery ⁽⁶⁾	5 spaces plus 1 space/250 square feet of building area
Personal Service ⁽⁷⁾	1 space/250 square feet of floor area ⁽¹³⁾
Public Uses (Public utility and services facilities)	(5)
R	
Rail Transit Station	(5)
Recreational Facilities - Commercial: a. Billiard and Pool Halls b. Bowling Alleys c. Skate Facility (indoor/outdoor) d. Amusement Parks e. Golf Courses and Driving Ranges f. Health/Fitness Club g. Swimming Pool h. Other indoor and outdoor facilities	a. 1 space/250 square feet b. 5 spaces/bowling lane ⁽¹²⁾ c. 1 space/100 square feet of floor area d. (5) e. 5 spaces/hole, 1.5 spaces/tee on the driving range plus additional spaces required for ancillary uses per the provisions of the Zoning Code. f. 1 space/100 square feet of floor area g. (5) h. (5)
Recycling Centers: a. Paper, glass plastic, aluminum and nonferrous metals b. Solid Waste Transfer Stations and Material Recovery Facilities	a. 1 space/employee plus 1 space/1,000 square feet of floor area b. 1 space/employee
Recycling Facilities: a. Indoor Collection Center b. Reverse Vending Machine c. Reverse Vending Machine – Bulk Type d. Mobile Recycling Unit	a. (5) b. No additional parking is required c. (5) d. 1 space/attendant (if applicable)

**Table 19.580.060
Required Spaces**

Use	Number of Spaces Required
Restaurant (sit-down, drive-through, fast food, take-out, café, cafeteria or any indoor/ outdoor dining area)	1 space/100 square feet of floor area ⁽¹²⁾
Retail Sales (uses not located in a regional shopping center – i.e., In the CRC Zone) ⁸	1 space/250 square feet of floor area ⁽¹³⁾
S	
Schools:	
a. College, Community College, University, and Professional	a. (5)
b. Elementary or Secondary (Junior High)	b. 2 space/classroom plus 2 bus loading spaces
c. High School	c. 7 spaces/classroom plus 3 bus loading spaces
d. Vocational and Technical	d. 1.33 spaces/employee plus 1.33 spaces/student at maximum enrollment ⁽⁹⁾ ⁽¹³⁾
e. Specialty Non-Degree (Dance and Martial Arts)	e. (5)
Second Dwelling Unit	1 covered space
Senior Housing	1.1 spaces/unit ⁽²⁾
Shelters for Homeless (2 or more)	
a. Drop-in	a. (5)
b. Emergency (Permanent)	b. (5)
c. Transitional	c. (5)
Shopping Center – Regional (i.e., in the CRC Zone)	1 space/200 square feet of gross leasable floor area
Student Housing (including dormitories, fraternities, sororities, etc.)	1.1 spaces/bed ⁽¹⁰⁾
T	
Taxi Company with Vehicle Storage	1 space/taxi plus 1 space/250 square feet of office area
V	
Vehicle Fuel Station:	
a. With Accessory Retail/ Convenience Market	a. 1 space/250 square feet of retail area including cooler areas
b. With Vehicle Maintenance/Repair	b. 2 spaces/ service bay
c. With Indoor Storage Area	c. 1 space/1,000 square feet of storage area
d. With Restaurants (including all cooking, serving and seating areas)	d. 1 space/100 square feet of floor area
e. With Car Wash	e. 1 space/washing bay
Vehicle Parts and Accessories	See “Retail Sales” for parking requirements
Vehicle Repair – Major or Minor	6 spaces on same lot plus 2 additional spaces/service bay, in addition to the service bays ⁽¹¹⁾
Vehicle Sales, Rental, Leasing – New or Used	
a. Without Outdoor Display	a. See “Retail Sales” for parking requirements
b. With Outdoor Display	b. 5 spaces plus 1 space/250 square feet of office area
Vehicle Wash Facilities:	
a. Full Service – Automated	a. 1 space/2 employees of largest shift (Adequate stacking and drying areas as determined by Conditional Use Permit)
b. Self Service – (No separate office or retail use)	b. 1 space/2 washing bays or stalls in addition to the bays
	c. 1 space/250 sq. ft. of retail or office area
Veterinary Services (clinic and hospital, may include accessory grooming and boarding)	1 space/180 square feet of floor area

**Table 19.580.060
Required Spaces**

Use	Number of Spaces Required
W	
Warehousing and Wholesale Distribution Centers	1 space/ 1,000 square feet of floor area plus 1 space/250 square feet of office area ⁽¹³⁾
Wireless Telecommunication Facilities	(5)

Notes:

1. See Section 19.580.070-B for additional requirements. For the purpose of calculating parking requirements for multiple family dwellings, dens, studies, or other similar rooms that may be used as bedrooms shall be considered bedrooms.
2. For senior housing projects, 50 percent of the required spaces shall be covered either in a garage or carport.
3. For the purposes of parking requirements, this category includes corporation yards, machine shops, tin shops, welding shops, manufacturing, processing, packaging, treatment, fabrication, woodworking shops, cabinet shops, and carpenter shops and uses with similar circulation and parking characteristics.
4. Required parking spaces may be in tandem, and the driveway may be used for the required drop-off and pick-up space.
5. Parking ratio to be determined by the designated Approving Authority in conjunction with required land use or development permits, based on the impacts of the particular proposal and similar uses in this table.
6. Excluding lath and green houses.
7. Includes barber shops, beauty salons/spas, massage, tanning, tailors, dry cleaning, self-service laundry, travel agencies, electrolysis, acupuncture/acupressure, and tattoo parlors.
8. For the purposes of parking requirements, this category includes antique shops, gun shops, pawn shops, pet stores, and second-hand stores.
9. Additional parking for assembly rooms or stadiums is not required.
10. Parking may be provided on the same or adjoining lot.
11. Parking may be provided on the same lot or within 100 feet of the subject site.
12. Parking may be provided on the same lot or within 150 feet of the subject site.
13. Parking may be provided on the same lot or within 300 feet of the subject site.

19.580.070 Off Street Parking Location and Type Requirements

A. Single Family Dwellings

1. Required Number and Type of Spaces

See Table 19.580.060 (Required Spaces) Dwelling-Single Family.

2. Parking Location in the Front and Side Yard Areas

Parking and maneuvering in front yard areas of single-family residential zones for all vehicles, except recreational vehicles, which are regulated by Section 19.580.100, shall be limited to the space within a carport or garage plus a paved driveway between such garage or carport and the street from which it is served, not exceeding the width of the garage. In addition, the following front and side yard areas may also be paved for the parking and maneuvering of vehicles, subject to the development standards contained in Section 19.580.120. Hollywood style driveways which are paved wheel tracks meet the requirements of this Section.

3. Permitted Driveway Locations

- a. **House With Attached or Detached Garage:** The space between the driveway serving the garage and the nearest side property line, with such paving permitted to extend as far as the rear of the residential structure, such space not to exceed twenty feet in width beyond the driveway serving the garage. (See Figures 1 and 2. below.

FIGURES 1 AND 2

- b. House With Detached Garage, Served by Adjacent Street: The space between the driveway and the nearest side property line, extending as far as the rear of the garage, such space not to exceed 20 feet in width beyond the driveway serving the garage. (See Figure 3 below)

FIGURE 3

- c. House With Detached Garage Served From an Alley: A space, not exceeding twenty feet in width, adjacent to a side property line. Such paved space may extend no further than the space between the street and the rear of the house. Installation of such a driveway is subject to approval of a driveway curb cut by the Public Works Department. (See Figure 4 below)

FIGURE 4

- d. Circular Drives: A house with one street frontage and at least one hundred feet of width, or any house with two street frontages may be served by a circular drive. In addition, the space between the circular drive and the nearest interior side property line may be paved, provided this additional paving does not exceed twenty feet in width beyond the point from the nearest point of the circular driveway and the interior side property line, nor extend further than the distance between the street and the rear of the residence. No circular drive will be approved without the approval of the Public Works Director for two driveway openings. (See Figure 5 below)

FIGURE 5

- e. Special Requirements for Driveway Extensions in Street Side Yard Areas: Where the area proposed for driveway expansion is a street side yard, the portion of the driveway behind the front setback must be screened from the adjoining street by a six-foot-high solid fence or wall.
- f. Arterial Streets: No residential drives shall be permitted on arterial streets as shown on the General Plan Circulation and Transportation Element except where no other access to the property exists.

4. Recreational Vehicle Parking in Residential Zones

- a. In all single-family residential zones, the parking of recreational vehicles, or a recreational vehicle trailer or hauler, shall be limited to:
- (1) A garage or carport.
 - (2) A paved surface in the rear yard, outside of required setbacks, or an interior side yard area adjacent to the property's existing garage or carport, provided that:

- (a) A side yard area adjacent to a street shall not be used for recreational vehicle parking.
 - (b) There shall be a minimum of 15 feet between the side property line and the nearest eave overhang.
 - (c) The side yard area shall be accessible from the property's existing driveway. Only one driveway opening is permitted, except in the case of an existing circular driveway. However, a second driveway may be added if the property has 100 feet or more of street frontage or has frontage on two streets, subject to approval by the Planning and Public Works Departments.
 - (d) A recreational vehicle parked in a side yard shall not extend forward of the front wall of the residence.
- (3) A recreational vehicle may not have any utility hookups or be used as living quarters.
- (4) The property may be fenced subject to current the Zoning Code standards.

B. Multiple Family Dwellings

1. Required Number and Type of Spaces

- a. Number of Spaces: See Table 19.580.060 /Dwelling-Multiple Family.
- b. Covered Parking Required: one parking space in a fully enclosed garage shall be required for at least 40% of the total number of dwelling units in a multiple family development. At least 75% of the total required spaces shall be in a fully enclosed garage or carport.
- c. Distribution of Covered Parking: Garages and carports are to be distributed evenly throughout the project in groupings of no greater than 6 covered spaces, with a minimum of two uncovered spaces between groupings. Landscaped planters shall be required between garage structures as determined by the Zoning Administrator. Required garages must be utilized for vehicle parking and not for household storage.

C. Non Residential Uses

- 1. Except as provided in this Section, landscaped front and street side yard setbacks shall not be used for the off-street parking of vehicles or for off-street parking spaces, turning or maneuvering aisles. However, entrance and exit drives, as a means of ingress and egress to off-street parking spaces, shall be permitted to cross landscaped front and street side yard setbacks.

19.580.080 Design Standards

A. Parking Space Dimensions

- 1. Table 19.580.080(A) (Off Street Vehicle Parking Space Dimensions) sets forth minimum size requirements for individual parking spaces. Design standards for handicapped

parking stalls shall be provided in compliance with current requirements of the Uniform Building Code

2. Parking spaces that are parallel and adjacent to a building, fence/wall, property line or other door swing or pedestrian access obstruction, shall be 9 ½ feet wide.
3. All off-street parking spaces shall be indicated by white or yellow painted stripes not less than 4 inches wide or by other means acceptable to the Planning and Building Department. Handicapped accessible spaces shall be indicated by blue painted stripes, signs and markings, in accordance with State of California requirements.
4. Except in the case of individual tree well planters, the minimum 18 feet paved depth of a parking space shall not be reduced by an overhang into a planter.
5. Tandem parking shall not be permitted, except for single-family residences.

Table 19.580.080(A)
Off-Street Vehicle Parking Space Dimensions

Type of Parking Stall	Size of Parking Stall (minimum)	
	Width	Length
Standard	9 ft.	18 ft.

B. Drive Aisle and Driveway Width Dimensions

1. Each parking space shall have adequate drives, aisles and turning and maneuvering areas for access in accordance with Table 19.580.080 (B) (Overall Parking Aisle Width).

Table 19.580.080(B)
Overall Parking Aisle Width

	Parking Angle in Degrees			
	45	60	75	90
Aisle Width				
a. One-Way Traffic	12 ft.	16 ft.	18 ft.	24 ft.
b. Two-Way Traffic				24 ft.

2. The minimum driveway widths for different use categories are established in Table 19.580.080(C) (Minimum Driveway Widths). On-drive parking is prohibited at the minimum widths, except for single family residential uses.

Table 19.580.080 (C)
Minimum Driveway Widths

Use	Driveway minimum width	Notes, Exceptions and Special Provisions
Single-Family Residential	10 ft.	
Multi-Family Residential (one-way)	12 ft.	Driveways shall be 150 ft. or less in length with no on-drive parking and located adjacent to one or two story buildings
Multi-Family Residential (one-way)	16 ft.	Applicable to driveways inconsistent with the special provision above.
Multi-Family Residential (two-way)	24 ft.	The portion of the driveway used for as maneuvering area for adjacent to parking bays shall be 28 ft.
Non-Residential (one-way)	12 ft.	A driveway providing access to 10 or fewer parking spaces may be reduced to 10 ft. The total length of the 10-foot wide driveway shall not exceed 75 feet.
Non-Residential (two-way)	20 ft.	The portion of the driveway used as maneuvering area for adjacent to parking bays shall be 24 ft.

C. Vehicular Access/ and Circulation

1. Accessibility and Usability: Driveways shall not be used for any purpose that would prevent vehicle access to parking spaces, or inhibit circulation or emergency service response.
2. Access to Adjacent Roadways: Parking spaces within a designated parking lot shall be designed to provide the minimum required turning and maneuvering areas, so vehicles can enter an abutting street in a forward direction (alleys may be used for maneuvering space).
3. Circulation: Within a parking lot, circulation shall be such that a vehicle entering the parking lot need not enter the street to reach another aisle and that a vehicle shall not enter a public street backwards. Internal circulation, including safe entrances and exits shall be provided meeting the established standards and specifications of the Planning and Building Department and Public Works Department.
4. Visibility at Driveways: Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed, and conflicting turning movements in the area. Clear visibility shall be maintained from the driveway by keeping the designated clear vision triangle free of obstacles such as signs, landscaping, and structures. See Article X (Definitions) for a description of the clear vision triangle.

D. Parking Structures

1. Parking spaces located within a parking structure shall be provided with safe entrances and exits, turning and maneuvering areas and driveways meeting the established standards and specifications of the Planning and Building Department and Public Works Department.

2. Driveways and turning and maneuvering areas in parking structure shall be paved with not less than 2 ½ inches of asphaltic concrete or an equivalent surfacing meeting the specifications of the Public Works Department and shall be maintained in good repair.
3. Parking structures shall have a minimum landscaped setback of 15 feet along all street frontages, except in the area bounded by First Street, Fourteenth Street, the Riverside Freeway, and Locust Street, where a 10-foot landscaped setback shall be provided along all street frontages. When a greater setback is required by the zone in which the parking structure is located, such greater setback shall prevail.
4. Parking structures shall have, along all street frontages, a 3-foot high buffer to such parking structure consisting of a decorative masonry wall, solid hedge or landscaped mound or any combination thereof. Masonry walls and hedges shall be situated at the rear of the landscaped setback required by subsection 3 of this Section.
5. Piers and pillars shall not encroach into parking stalls.

E. Garage/Carport- Architectural Design

Garages and carports required for residential development are to be designed to reflect the architecture of the dwelling units by using similar materials and roof pitches. Flat roofs will be discouraged.

F. Paving

1. Required parking, loading areas and circulation areas shall be paved with not less than 2 ½ inches of asphalt concrete or an equivalent impervious surface meeting the established standards and specifications of the Public Works Department. They shall be graded and drained so as to dispose of all surface water, and shall be maintained in good repair; provided that those portions of single-family residential driveways extending beyond a point 100 feet back from the street property line in the RE , RA and R-1 Zones may be surfaced with an alternate material as determined by the Public Works Department; and further provided that in the RE Zone, the driveways within the bridle paths of equestrian trails shall not be paved.
2. A non-paved driveway legally established prior to the adoption of this Code Section, including any expansion of the driveway to provide additional off-street parking subsequent to the adoption of this Code Section, is not subject to the paving requirements of this Section unless the use and maintenance of such driveway and parking area lapses for a period of one year or more or unless the use served by the driveway is expanded. However, both the existing driveway and the additional parking area shall be surfaced with a weed- and dust-resistant material to the specifications of the Fire and Planning and Building Departments.
3. The Zoning Administrator shall have the authority to administratively grant exceptions to the paving location restrictions, consistent with the purposes of this Section, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the paving location restrictions of this Section impractical. Any such decision by the Zoning Administrator may be appealed to the City Council.

G. Pedestrian Access and Circulation

All multi-family and non-residential developments shall be designed with a minimum of one designated pedestrian path from each abutting street to the primary entrance(s) to such use. Access shall be distinct from the vehicle access, visibly delineated, and designed to be safe and

convenient. Specifically, internal pedestrian walkways shall be distinguished from driving surfaces through the use of raised sidewalks, special pavers, bricks, or scored/stamped concrete.

H. Drainage

Drainage facilities shall be provided in all public parking areas capable of handling and maintaining the drainage requirements of the subject property and surrounding properties. Drainage facilities shall be designed to dispose of all surface water consistent with Regional Water Quality Control Board standards, and to alleviate the creation of flooding and drainage problems.

I. Curbing and Bumper or Wheel Stops

Bumper stops not less than 2 feet in height or wheel stops not less than 6 inches in height shall be erected adjacent to any building or structure, wall, fence, property line, or walkway to protect other property. Areas containing plant materials shall be bordered by a concrete curb at least 6 inches high and 6 inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Zoning Administrator.

J. Lighting

Parking areas shall have lighting capable of providing adequate illumination for security and safety. The minimum requirement is 1-foot candle, maintained across the surface of the parking area. Lighting shall be arranged and designed so as to be directed onto parking, loading or sales areas and away from residential use and motorists. It is the intent to maintain light standards in a low profile design and to be compatible to the architectural design. Also see Section 19.590.070 (Light and Glare).

K. Walls

When adjoining or across an alley from any residentially zoned or residentially used lot, a masonry wall 6 feet in height shall be erected and maintained so as to physically separate the parking, loading or sales area from the residential property; provided that such wall shall be 3 feet high within the required front or street side yard area, or, where no front or street side yard area is required, such wall shall be 3 feet high within ten feet of the street line. Also, see Chapter 19.550 (Fences, Walls, and Landscape Materials)

19.580.090 Parking Lot Landscaping

Within parking lots, landscaping shall be used for shade and climate control, to enhance project design, and to screen the visual impact of vehicles and large expanses of pavement as set forth in the following paragraphs.

A. Shade

Trees shall be planted and maintained in all parking lots at a ratio of 1 tree for every 4 parking spaces (which may be clustered or grouped). The trees shall be placed throughout the parking lot in a manner that will ensure that all portions of the lot receive tree shade. Trees shall be of a variety that provide a broad canopy.

B. Screening

1. Between Parking Lot and Street Right-of Way: Landscaping shall be designed and maintained for partial screening of vehicles to a minimum height of 3 feet, measured from the finished grade of the parking lot. Screening materials may include any combination of

plant materials, earthen berms, solid masonry walls, raised planters, or other screening device deemed by the Zoning Administrator to comply with the intent of this requirement. This provision shall not apply in those instances where a masonry wall is required and when such property is used for a single-family residence.

2. Between Drive-Through Lane and Street Right-of Way: An immediate 3-foot-high landscape screen shall be established along the outer edge of drive-through aisles. Screening materials may include a combination of plant materials, wall, raised planters, and berm as approved by the Zoning Administrator.

C. Percent Coverage

Except in any industrial, airport and railway base zone, parking lots having more than 20 spaces shall have a minimum of 5 percent of the parking lot area landscaped. Parking lot landscaping shall not count toward required landscape coverage otherwise required for the zoning district in which a project is located and is in addition to required landscaped setbacks.

D. Landscaped Setbacks

1. For 20 or fewer parking spaces: A minimum 10-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas.
2. For 21 or greater parking spaces: A minimum 15-foot-wide landscaped setback is required along all street frontages for parking, loading, and outdoor vehicle sales areas.
3. When a greater setback is required by the zone: The greater setback shall prevail along all street frontages for parking, loading, and outdoor vehicle sales areas.
4. When adjacent to a residentially zoned or residentially used lot: A minimum 5-foot-wide landscaped setback is required along all street frontages for parking, loading and outdoor vehicle sales areas in conjunction with the required 6-foot high masonry wall.

E. Irrigation

All landscaped areas shall be equipped with an underground automated irrigation system.

19.580.100 Prohibition of Commercial, Heavy or Oversize Vehicle Parking

- A. It is unlawful for the driver, owner or operator of any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds or truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds of more than 10,000 pounds, or any combination thereof, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.
- B. It is unlawful for the driver, owner or operator of any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, to park, or cause to be parked, any such vehicle upon any public street, or alley, or on any residentially zoned property, within the residential districts of the City of Riverside as defined by Section 515 of the State of California Vehicle Code.
- C. For the purpose of this Section, gross vehicle weight rating (GVWR) means the manufacturer's rated capacity for the motor truck, truck tractor and/or trailer.

- D. It is unlawful to park, except for immediate loading and unloading of goods or to provide immediate services, any motor truck of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, truck tractor, or trailer of a gross vehicle weight rating (GVWR) of more than 10,000 pounds, or any combination thereof, or any motor truck, truck tractor, or trailer or any combination thereof, of a size larger than eight feet in height and/or twenty-four feet in length, on residentially zoned property within the City limits.
- E. Recreational vehicles such as motor homes and travel trailers are exempted from the provisions of this Section; however, they remain subject to Section 19.580.070-A.

19.580.110 Off-Street Loading Requirements

At the time of erection, establishment or enlargement of any land use involving the receipt and distribution by vehicles of materials and merchandise, there shall be provided and maintained for such new use or construction at least 1 loading space of not less than 10 feet in width, 22 feet in length and 14 feet in height, with adequate ingress and egress from a public street or alley for each 4,000 square feet of gross floor area or fraction thereof; provided that not more than 2 of such spaces shall be required unless the floor area exceeds 20,000 square feet, in which case the site plan shall be submitted to the Planning Commission for the establishment of the required loading spaces. Such loading space, together with necessary driveways and turning and maneuvering areas, shall be developed and maintained in conformity with the requirements for off-street parking areas, and shall meet the established standards and specifications of the Planning and Building Department.

19.580.120 Maintenance for Off-Street Parking

- A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this Chapter are maintained for the duration of the improvement or use requiring the parking area. Surfacing required for temporary lots shall be as determined by designated Approving Authority.
- B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.
- C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or in areas where curb exists, the curb may be painted red in lieu of signs. All signing and striping installations shall be in conformance with the 's current standards or as otherwise deemed necessary by the Zoning Administrator to ensure safe and efficient traffic flow in or about any parking facility.

19.580.130 Enforcement

- A. All vehicles, including recreational vehicles, parked outside of a completely enclosed garage shall be currently and legally registered except as provided for by State law and shall be in an operable and movable condition within one hour. Motorized vehicles, including recreational vehicles, shall be movable under their own power. Boats and other non-motorized vehicles, such as trailers, shall be movable by a towing vehicle customarily used for the type of vehicle being towed.
- B. Those persons authorized to issue citations pursuant to the Riverside Municipal Code and any police officer, any parking control checker and the Director of Public Works, or designee, is authorized and empowered to enforce this parking regulation and to issue parking control notices related thereto as provided by the State of California Vehicle Code Section 40202

19.580.140 Variances

The Zoning Administrator shall have the authority to administratively grant variances to the parking standards per Chapter 19.580, consistent with the purpose of this Chapter, where special circumstances relating to property configuration, terrain, landscaping or structure locations make adherence to the standards impractical. Any such decision by the Zoning Administrator may be appealed to the Planning Commission or City Council per Chapter 19.680.

Chapter 19.590

Performance Standards

19.590.010 Purpose

- A. This Chapter describes certain characteristics associated with the design and operation of development that have the potential to create negative impacts on surrounding uses. Provisions herein identify the potential nuisance, establish thresholds for compliance, and explain the intent of development and operational standards to reduce potential impacts.
- B. Performance standards are provided to:
 - 1. Establish standards by which potential development related nuisances can be assessed, measured, and otherwise dealt with factually and objectively.
 - 2. Ensure that all such nuisances are controlled in the design and engineering phases of new development projects.
 - 3. Provide a framework by which potential impacts can be assessed and appropriate conditions applied in granting special use and conditional use permits.

19.590.020 Applicability

- A. These performance standards shall apply to all uses in all zones, except for legal nonconforming uses, as determined by the Zoning Administrator.
- B. Compliance may be waived by the City Council if a building condition created under prior ordinances physically precludes the reasonable application of the standards. Additional categorical exceptions from compliance with the performance standards are as follows:
 - 1. Temporary activities, such as festivals and other special events with approved temporary use permits or other required permits, where such activities otherwise comply with other applicable provisions of the Zoning Code.
 - 2. Emergency activities subject to approval of an appropriate City Authority.
 - 3. Construction activities, where such activity is temporary in nature and explicitly regulated by other Sections of the Municipal Code.

19.590.030 Hazardous and Toxic Materials

- A. The intent of this Section is to protect local health, safety and general welfare by ensuring that the design and operational characteristics of a property or use does not adversely impact neighboring property owners, neighboring property users or the general public through the accidental or intentional release or use of hazardous materials.
- B. The use, handling, storage and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations (California Administrative Code, Title 22, Division 4). The U.S. Environmental Protection Agency (EPA) and the California Department of Health Services (DHS) identify hazardous materials and prescribe

handling, use and disposal practices. The use, storage, manufacture and disposal of hazardous materials shall be regulated and monitored according to the standards established by these agencies and any delegated government agencies.

- C. The use, handling, storage, and transportation of combustibles and explosives shall comply with the provisions of the Uniform Fire Code. No gasoline or other inflammables or explosives shall be stored unless the location, plans, and construction conform to the laws and regulations of the State of California and have the approval of the City of Riverside.
- D. Toxic gases or matter shall not be emitted which can cause any damage to health, to animals or vegetation, or other forms of property, or which can cause any excessive soiling beyond the lot lines of the use.

19.590.050 Radioactivity

No use shall be permitted that emits radioactivity in dangerous amounts. The use, handling, storage, and transportation of radioactive materials shall comply with the provisions of the California Radiation Control Regulations (California Administrative Code, Title 17).

19.590.060 Electric and Electromagnetic Disturbances and Hazards

No use shall be permitted where electric or electromagnetic interference results and adversely affects the operation of any equipment other than that belonging to the creator of such interference, or that does not conform to the regulations of the Federal Communications Commission.

19.590.070 Light and Glare

- A. Lighting for safety purposes shall be provided at entryways, along walkways, between buildings, and within parking areas.
- B. Except for stadium and playing field lighting, lighting support structures shall not exceed the maximum permitted building height of the zone where such lights are located. Furthermore, the height of any lighting shall be the minimum required to accomplish the purpose of the light. Freestanding pole lights shall not exceed a maximum height of fourteen feet within 50 feet of a residentially zoned property or residential use.
- C. The candle-power of all lights shall be the minimum required to accomplish the purpose of the light.
- D. Flickering, flashing or strobe lights shall not be permitted. All lights shall be constant and shall not change intensity or color more often than once every 30 minutes.
- E. Aircraft search lights normally used to draw attention to a business from off-site are prohibited.
- F. Lighting where required for parking lots shall be provided at a level no less than one foot candle throughout the lot and access areas, and such lighting shall be certified as to its coverage, intensity and adherence to 19.590.070 (F) by a qualified lighting engineer.
- G. All lights shall be directed, oriented, and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way, and into driveway areas in a manner that would obstruct drivers' vision.
- H. Lighting for advertising signs shall not cause light or glare on surrounding properties.

- I. Lighting shall not be directed skyward or in a manner that interferes with the safe operation of aircraft.

19.590.080 Odor

- A. This Section establishes regulations intended to prevent the exposure of persons to offensive odors. Odors from gases or other odorous matter shall not be of such intensity beyond the lot line of the use so as to be offensive to a reasonable person of normal sensitivity.
- B. Any process that creates or emits any odors, dust, smoke, gases, or other odorous matter shall comply with applicable standards set by the South Coast Air Quality Management District (SCAQMD).

19.590.090 Noise

- A. These regulations aim to prohibit unnecessary, excessive and annoying noises from all sources, as certain noise levels are detrimental to the health and welfare of individuals. The standards apply to all land uses in all zones unless otherwise specified in the Zoning Code or other applicable law. In addition to the requirements of this Chapter, any use or activity within the City shall comply with the noise regulations of Title 7 (Noise Control) of the Riverside Municipal Code.
- B. No person shall create nor allow the creation of noise that causes the noise level when measured on any property to exceed the noise standards set forth in Title 7 (Noise Control) of the Riverside Municipal Code.
- C. Utilization of compressors or other equipment, including but not limited to vents, ducts, and conduits, but excluding window or wall-mounted air-conditioners, which are located outside of the exterior walls of any building, shall be enclosed within a permanent, noncombustible, view-obscuring enclosure to ensure that the equipment will not emit noise in excess of the American National Standards Institute specifications for sound level meter ANSI S1.4-1971 or the latest approved revision thereof.

19.590.100 Heat

Heat from any source shall not be produced beyond the lot lines of the use so as to be offensive to a reasonable person of normal sensitivity.

Chapter 19.620

Signs

Refer to Title 19.76 of the existing Municipal Code. The Sign Code is currently being revised in its entirety separate of this Zoning Code update, and will be inserted into this updated document following separate adoption by the City Council.

Chapter 19.630

Yard Requirements and Exceptions

19.630.010 Purpose

This Chapter establishes standards for setback measurement and required yard areas. These provisions, in conjunction with other applicable provisions of this Title, are intended to ensure open areas around primary structures; maintain clear visibility for traffic safety and pedestrian access; buffer incompatible land uses; and establish natural and visual light and air space for privacy, landscaping, and recreation.

19.630.020 Required Yard Areas by Zones

The required yard area (front, interior side, street side, and rear) of a lot is the horizontal area between the property line and the minimum building setback distance required for the specific zone in question. Except as otherwise specified in this Title, required yard areas shall be kept open and unobstructed from the ground upwards, free of any buildings and structures.

19.630.030 Building Setback Measurements

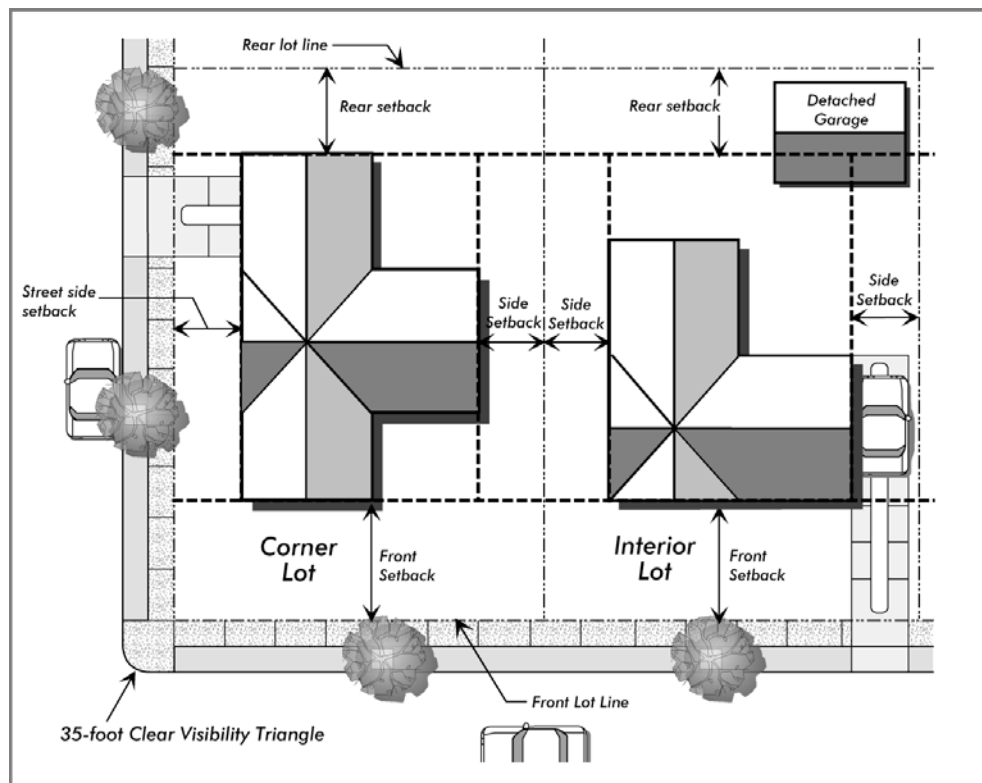


Figure 19.630.030-A
Building Setback Measurements

A. General

Except as otherwise specified in this Section, all building setback distances shall be measured at right angles from the designated property line, and the building setback line shall be drawn parallel to the designated property line at the required building setback distance.

B. Front Yard Setbacks

The front setback building line is a line parallel to the front property line abutting the street, at a minimum distance specified by the base zone measured at right angles from the front property line, except as follows:

1. Corner Lots

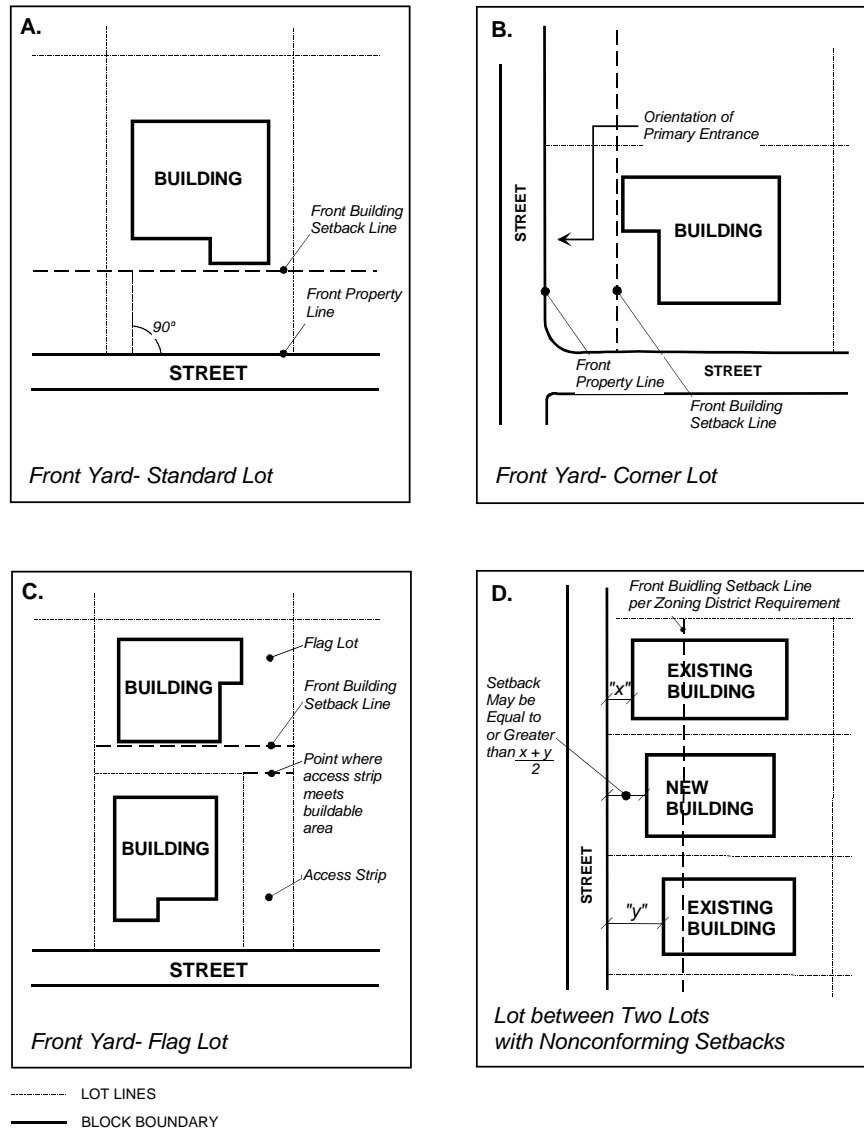
The front yard setback shall be measured from the narrowest street frontage, subject to approval of the Zoning Administrator. Where a lot or parcel of land at the junction of two intersecting streets in any residential zone has frontage on each street over 130 feet in length, front yards of the depth required in the appropriate zone shall be required on both frontages. The Zoning Administrator may determine that the front setback shall be established from the longer street frontage if the primary orientation of the building is to that frontage.

2. Flag lots

Regardless of the orientation of the main building, the measurement shall be taken from a parallel line established where the access strip meets the buildable area of the parcel closest to the public street or right-of-way.

3. Averaging

A building on a lot between two lots on which existing buildings extend into the required front yard may have a front yard setback that is not less in depth than the average of that provided on the adjacent lots.



**Figure 19.630.030-B
Front Yard Setbacks**

C. Side Yard Setbacks

The side setback building lines are the lines parallel to the side yard property lines and perpendicular to the front and rear property lines, at a minimum distance specified by the base zone and measured horizontally from the nearest part of the side lot line to the main building.

GRAPHIC

D. Rear Yard Setback

The rear setback building line is a line parallel to the rear property line, at a minimum distance specified by the base zone measured at right angles from the rear property line, which extends between the side yards, except as follows:

1. The rear yard setback on the street side of a double frontage lot is a line parallel to the rear property line abutting the street. However, if an access easement or street right-of-way line extends into or through a rear yard, the minimum rear yard setback distance shall be measured at right angles from the access easement or right-of-way line; and

GRAPHIC

2. Where the side lot lines converge to a point with two or three lines, the rear yard setback shall be measured from an imaginary line drawn parallel to the front property line from a distance of 5 feet from the point at which the lines converge.

GRAPHIC

3. In the event five or more lines bound a lot, only the two interior lines that intersect a street shall be deemed side lot lines. All other interior lines shall be deemed rear lot lines, with setback measurement representing the converging boundaries of parallel lines drawn from each of the rear lot lines.

GRAPHIC**19.630.040 Permitted Projections into Required Yards**

- A. Cornices, eaves, belt courses, sills, bay windows, buttresses, or other similar architectural features may project up to 4 feet into a required front yard area and may project into a required side or rear yard area up to 4 inches per 1 foot of width of such yard.
- B. Fire escapes may project up to 4 feet into any required yard area.
- C. Open, unenclosed, and uncovered staircases or balconies may project up to 2.5 feet into any required yard area.
- D. First-floor, uncovered porches, platforms, or landings may project into the required front yard area a distance not exceeding 20 percent of such yard. In no case shall it extend more than 5 feet into the required front yard area. Such porches, platforms, or landings may project up to 3 feet into a required side or rear yard area. An openwork railing, not more than 2.5 feet in height, may be installed on such porch, platform, or landing.
- E. A minimum distance of 3 feet shall be maintained between all projections and any property line.